

**Certificate of Notice Page 1 of 2**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Dominic DiVentura  
 Debtor

Case No. 18-14594-jkf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: ChrissyW  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Oct 19, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 21, 2018.

db Dominic DiVentura, 400-16 S. 2nd Street, Unit 416A, Philadelphia, PA 19147

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 21, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 19, 2018 at the address(es) listed below:

ANN E. SWARTZ on behalf of Creditor Specialized Loan Servicing LLC ecfmail@mwclaw.com,  
 ecfmail@ecf.courtdrive.com  
 ANN E. SWARTZ on behalf of Creditor SPECIALIZED LOAN SERVICING LLC ecfmail@mwclaw.com,  
 ecfmail@ecf.courtdrive.com  
 DENISE A. KUHN on behalf of Creditor Commonwealth of Pennsylvania, Department of Revenue  
 dkuhn@attorneygeneral.gov  
 HEATHER STACEY RILOFF on behalf of Creditor Seterus, Inc., as the authorized subservicer for  
 Federal National Mortgage Association ("Fannie Mae"), creditor heather@mvrlaw.com,  
 Michelle@mvrlaw.com  
 JEROME B. BLANK on behalf of Creditor BANK OF AMERICA, N.A. paeb@fedphe.com  
 JEROME B. BLANK on behalf of Creditor LSF9 MASTER PARTICIPATION TRUST paeb@fedphe.com  
 JILL MANUEL-COUGHLIN on behalf of Creditor CITIMORTGAGE, INC. jill@pkallc.com,  
 chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com  
 ;mary.raynor-paul@pkallc.com;amanda.rauer@pkallc.com  
 RAHEEM S. WATSON on behalf of Debtor Dominic DiVentura rwatson@watsonllclaw.com  
 REBECCA ANN SOLARZ on behalf of Creditor Ditech Financial LLC bkgroup@kmlawgroup.com  
 THOMAS YOUNG.HAE SONG on behalf of Creditor THE BANK OF NEW YORK MELLON AS INDENTURE TRUSTEE  
 ET. AL. paeb@fedphe.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM MILLER\*R on behalf of Trustee WILLIAM MILLER\*R ecfemail@FredReigleCh13.com,  
 ECF\_FRPA@Trustee13.com  
 WILLIAM MILLER\*R ecfemail@FredReigleCh13.com, ECF\_FRPA@Trustee13.com  
 WILLIAM EDWARD CRAIG on behalf of Creditor Santander Consumer USA Inc.  
 ecfmail@mortoncraig.com, mhazlett@mortoncraig.com;mortoncraigecf@gmail.com

TOTAL: 14

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:

DOMINIC DIVENTURA  
D/B/A VRC PHILADELPHIA, INC. D/B/A  
HALFWAY TO CONCORD, INC.  
Debtor

BK. No. 18-14594-jkf

Chapter No. 13

BANK OF AMERICA, N.A.  
Movant

v.

11 U.S.C. §362

DOMINIC DIVENTURA  
D/B/A VRC PHILADELPHIA, INC. D/B/A  
HALFWAY TO CONCORD, INC.  
Respondent

ORDER MODIFYING §362 AUTOMATIC STAY

AND NOW, upon consideration of the Application of **BANK OF AMERICA, N.A.**, (Applicant), for an Order pursuant to 11 U.S.C. §§362(c)(4)(A)(ii) and (j) confirming the termination of the automatic stay in this bankruptcy case;

AND, it appearing that the requisite conditions for the issuance of such an Order exists the Court hereby confirms, via this Order, that as of the Date of filing (July 10, 2018) there was no stay in effect in this Bankruptcy case; and it is further

**ORDERED** that there is no stay currently in effect against **BANK OF AMERICA, N.A.**, and as such, **BANK OF AMERICA, N.A.**, may proceed with ~~its~~ State Court rights on the real property known as **10 MAYAPPLE ROAD, GLOUCESTER TOWNSHIP, NJ 08081**, as more fully set forth in the legal description attached to said mortgage.

**ORDERED** that FEDERAL RULE OF BANKRUPTCY PROCEDURE 3002.1 is no longer applicable to Movant, its successors or assignees.



Dated: October 18, 2018

JEAN K. FITZSIMON, BANKRUPTCY JUDGE

WILLIAM MILLER\*R, ESQUIRE  
INTERIM CHAPTER 13 TRUSTEE  
2901 ST. LAWRENCE AVENUE,  
SUITE 100  
READING, PA 19606

DOMINIC DIVENTURA  
D/B/A VRC PHILADELPHIA, INC. D/B/A  
HALFWAY TO CONCORD, INC.  
10 MAYAPPLE ROAD  
GLOUCESTER TOWNSHIP, NJ 08081

RAHEEM S. WATSON, ESQUIRE  
1700 MARKET STREET  
SUITE 1005  
PHILADELPHIA, PA 19103

DOMINIC DIVENTURA  
D/B/A VRC PHILADELPHIA, INC. D/B/A  
HALFWAY TO CONCORD, INC.  
400-16 S. 2ND STREET  
UNIT 416A  
PHILADELPHIA, PA 19147

UNITED STATES TRUSTEE  
833 CHESTNUT STREET, SUITE 500  
PHILADELPHIA, PA 19107